

District II Advisory Board Minutes

February 6, 2006

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. Seven board members, four staff and approximately thirteen citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Daryl Crotts
Sarah Devries
Ray Frederick
Tim Goodpasture
Joe Johnson
Marty Weeks

Dane Saksa*
Kaci Tucker*

Council Member Sue Schlapp

*Youth Representatives

Members Absent

Brian Carduff
Larry Frutiger
Matt Hesse
David Mollhagen
Phil Ryan

Staff Present

Kelli Glassman, Neighborhood Assistant
Officer Hinners, Police Patrol East
Scott Knebel, MAPD
Jess McNeely, MAPD

Guests

Listed on the last page

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

APPROVAL OF MINUTES AND AGENDA

The meeting agenda for February 6, 2006 was approved as submitted(**Frederick:Goodpasture,7-0**)

The meeting minutes for January 9, 2006 were approved as submitted (**Crotts:Weeks, 7-0**)

PUBLIC AGENDA

1. Scheduled items

Kristen Whitney and Sandy Pickert addressed the Board regarding Pure and Simple. This program is made possible by a \$2 million grant which will be used to educate teens on abstinence. Community and parent action groups will be formed; as well as, mentoring.

Action Taken: Received and filed.

2. Off-agenda items

No items were submitted.

NEW BUSINESS

3. Community Police Report

Officer Hinnners, Patrol East, discussed efforts to reduce construction site, scrap metal and air conditioning unit burglaries in the district.

All City of Wichita police officers will receive taser training throughout the month of February. Once training has been completed, the officer will carry a taser to use as an alternative for methods of force against combative individuals.

The Board thanked **Officer Hinnners** for his report.

Action Taken: Received and filed.

4. Nature's Way Updates

Kelli Glassman informed the Board that staff was continuing to work on this issue with all parties to establish a timeline for resolution of this issue.

Action Taken: Received and Filed.

5. Proposed Changes to Manufactured Home Park Regulations

Scott Knebel, MAPD, presented proposed changes to manufactured home park regulations. He stated that these changes have come about due to state legislation to license individuals who install (setup) manufactured homes. These new regulations apply to the park itself and not the homes and will include screening requirements along arterial streets; as well as an increase in parking from 2 to 2.5 spaces per lot. Mr. Knebel further explained that while these regulations mostly apply to new or redeveloped manufactured home parks, some of these regulations will eliminate grandfathering rights of existing parks as it pertains to screening from T3 or more restrictive zoning districts.

The Board expressed several comments and concerns (responses in italics):

- Are the setback requirements consistent with Single Family housing? *Setbacks will be 15-20 feet*
- Concern over protecting those park residents who are abiding by regulations when the owner is not.
- Important to inform park owners and residents of the requirements
- Requested clarification on the difference between a mobile home and manufactured home. *Mobile homes were built before 1974 without specifications.*
- Requested clarification that park *residents do own their homes and may or may not own the land the home is on. They can lease, rent or own the land.*
- Requested police input that screening walls would decrease crime. *Making the park less visible from the outside by screening would be a hindrance to the beat officer on patrol who would no longer be able to see in.*

Several citizens expressed the following concerns:

- Screening requirements will raise cost of living and further vacate the manufactured home parks, which already have a 30% vacancy rate.
- Some parks were not notified and given opportunity to provide input
- Need to have another public meeting before MAPC considers this issue
- Perceived inflammatory language in the proposed regulations
- Some of these regulations will eliminate grandfathering rights of existing parks as it pertains to screening from T3 or more restrictive zoning districts, which is the only form of housing that this is being imposed.

Mr. Knebel explained that every effort was made to inform all stakeholders of the input process and that most of the proposed regulations are in response to new State licensing requirements.

Action Taken: Provided Feedback for City Council and Planning Commission consideration.

6. ZON2005-00057

Jess McNeely, MAPD, presented this request. The applicants, Midwest Conference Evangelical Covenant Church (applicant), Legend Development, c/o Tim Buchanan (applicant), with their agent MKEC Engineering c/o Greg Allison, are requesting a zone change from “SF-5” Single-family Residential to “NO” Neighborhood Office South of 21st Street North and west of Cranbrook (2121 E 21st Street North).

Approximately 5 citizens were in attendance and expressed concern over current and possible larger future drainage problems with the future development of surrounding properties; as well as, curb cuts, traffic flow and screening off of Cranbrook,

Mr. McNeely, and the applicants responded to questions and comments. They discussed the prior history of “NO” zoning in this area and the desire to keep future development on 21st Street consistent with that which already exists and cooperate with the residents as much as possible to create a beneficial arrangement for everyone.

Based upon information available prior to the public hearings, planning staff recommends that the request be approved.

The District Advisory Board felt that residents and the applicants needed to meet further to discuss details of this request and resolve any outstanding issues.

Action Taken: The Board recommended to defer this item until the March 6 DAB II meeting (**Johnson:Frederick, 6-0.**)

7. Other Business

There was additional discussion of park land acquisition, a hydrology study for Chisholm Creek, and development at Kellogg and Oliver.

8. Updates, Issues, and Reports

No items were submitted.

With no further business, the meeting adjourned at 9:23 p.m.

The next DAB II meeting **will be March 6, 2006** at the Rockwell Branch Library.

Guests

DeVoe Treadwell	10628 E Pawnee
Tim Buchanan	7309 E. 21st
Tom Byrne	001 S. Stagecoach
Kristen Whitney	2801 N. Rock Road #607
Carl Sevaro	3820 S. Seneca
Judy Smith	201 Lochinvar
Sandy Pickert	8434 E. Mt. Vernon St.
Jashon Gish	411 N Webb
Clifford Fath	250 Lochinvar
Bob Pinkstaff	10208 E. Shadybrook
Karen McQueen	10204 E. Shadybrook
Dayne Pincuae	9310 E Marion
Jim Walker	2026 Red Oaks